

Application Information and Instructions

REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT: Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commissions' Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

Types of Certificates:

Certificate of Appropriateness – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

Minor Projects: doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

Major Projects: new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

Demolition Projects: removal of any existing structure or portion thereof in a Historic District.

Certificate of Non-Applicability – Issued for matters that are specifically excluded from AHDC review.

Certificate of Hardship – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

Required Documentation: At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

Application Deadlines: The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

Minor Projects: 7 calendar days prior to scheduled hearing

Major Projects or Demolition: 14 calendar days prior to scheduled hearing

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

Contact Information: Additional information is available at: arlingtonhistoricdistrict.com. Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, ahdc@town.arlington.ma.us, (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at ahdcchair@town.arlington.ma.us. CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address	109 Crescent Hill Avenue	District	Mt. Gilboa
Applicant's Name	Alec Ginggen and Lisa Faber Ginggen	Email	faber.ginggen@gmail.com
Applicant's Phone (Day)	508-685-6936	(Mobile)	508-685-5936

For Minor Projects or Certificate of Non-Applicability

- Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

- Manufacturer's literature and specifications sheets describing the proposed feature(s)**
- Description of how the proposed work is either compatible with the District or Non-Applicable**

For Major Projects

Photographs (8x10)

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)

Plans

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

Elevations of building facades- identify:

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

Wall sections (especially showing projecting features such as bays, balconies, porches, additions)

Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)

Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)

For projections, additions and new construction also include:

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan-existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

Manufacturers' literature and specification sheets describing the proposed components

Suggested Supporting Submittals: Model; Physical Samples

Description of how the proposed work is compatible with the District.

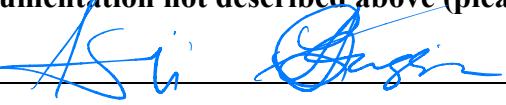
For Demolition

Statement of current state of existing structure and reason for demolition

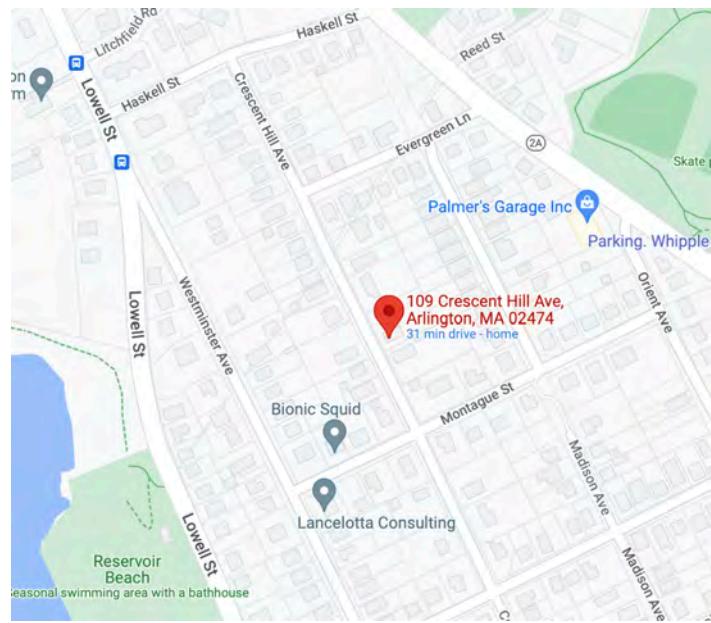
Statement of the historic significance of the structure

Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)

Other provided documentation not described above (please list on a separate attached sheet).

Applicants Signature(s): 

Date: 9/29/2022



LOCATION

STATEMENT OF DESIGN INTENT:

109 Crescent hill Avenue was built by the nationally known wood carver and sculptor Johannes Kirchmayer. His best known work is large scale ecclesiastical wood carving, often working with Ralph Adams Cram, but he also worked in bronze. The plaques and sculptures on the Anderson Bridge at Harvard are his work. This building contains examples of both.

Kirchmayer was born in Oberammergau, Germany and this building is redolent with memories of his place of origin. In presenting a proposal for an addition priority has been placed on leaving the shape and proportion of the original building easily discernible. On the south side, which is easily visible from the street, the addition has been stepped back from the building line, leaving the corner and roofline of the original structure undisturbed. There is a textured but tight relationship between the wood shingles and the simple window surrounds. These textures will continue around the addition. The original structure is rather quirky- for instance the front- (west) gable and the back- (east) gable are detailed differently, we intend to preserve and duplicate this feeling, maintaining the buildings romantic presence in the neighborhood.

The front of the building is the most detailed. There are elaborately carved brackets supporting the entrance porch and interesting profiled battens forming the entrance stair balusters and also a frieze across the gable above. All of the detail on the existing building will be preserved and restored where necessary



PHOTOGRAPH OF EXISTING CONDITIONS

This photo was taken from the opposite side of Crescent Hill Avenue and shows the street front and the south side which faces the neighboring property..

The shape of the addition has been rendered into this photo. The rear entrance steps are rendered in white for visibility, in the finished project they will be painted to match the front steps and detail.

CONTENTS	
Cover sheet	
Aerial Photographs and site photographs showing addition	Page 2
Floor plans	Page 3 and 4
Elevations	Page 5-7
Section	Page 8
Materials and specifications	Page 9
Separate material: Survey from GM2	



Freehand overlay on aerial view from
Google Earth
Proposed work circled in blue
Photo locations "A" and "B" for photos
at right

Photograph from point "A"
Top shows existing condition
Bottom shows addition at the rear

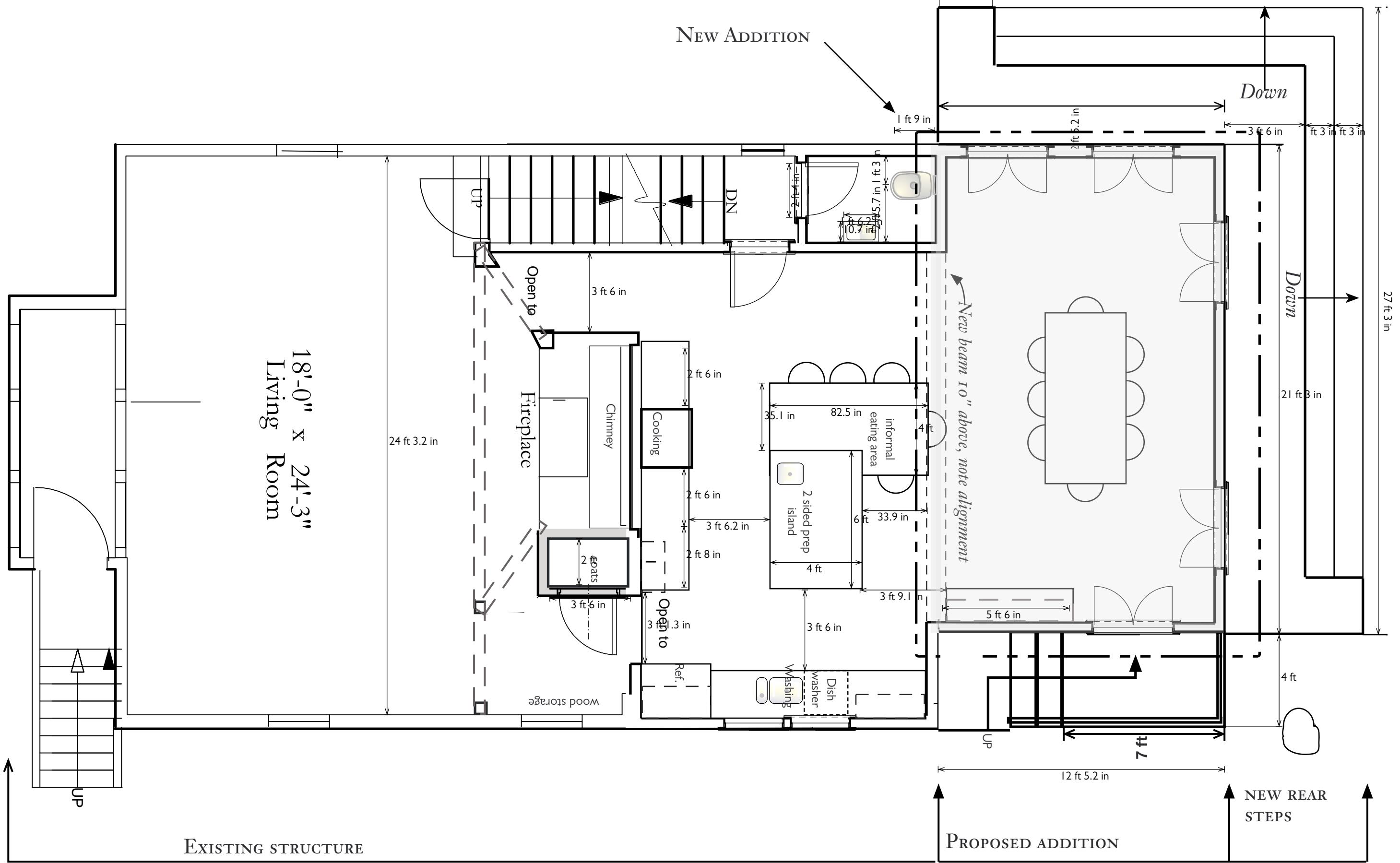


Photograph from point "B"
Top shows existing condition
Bottom shows addition at the rear

PROPOSED REAR EXTENSION TO 109 CRESENT HILL AVENUE

The Studio Of
MICHAEL J. SCANLON
28 Holyoke Street, Boston MA, 02116
617-894-9785 MJS@MJSCANLON.COM

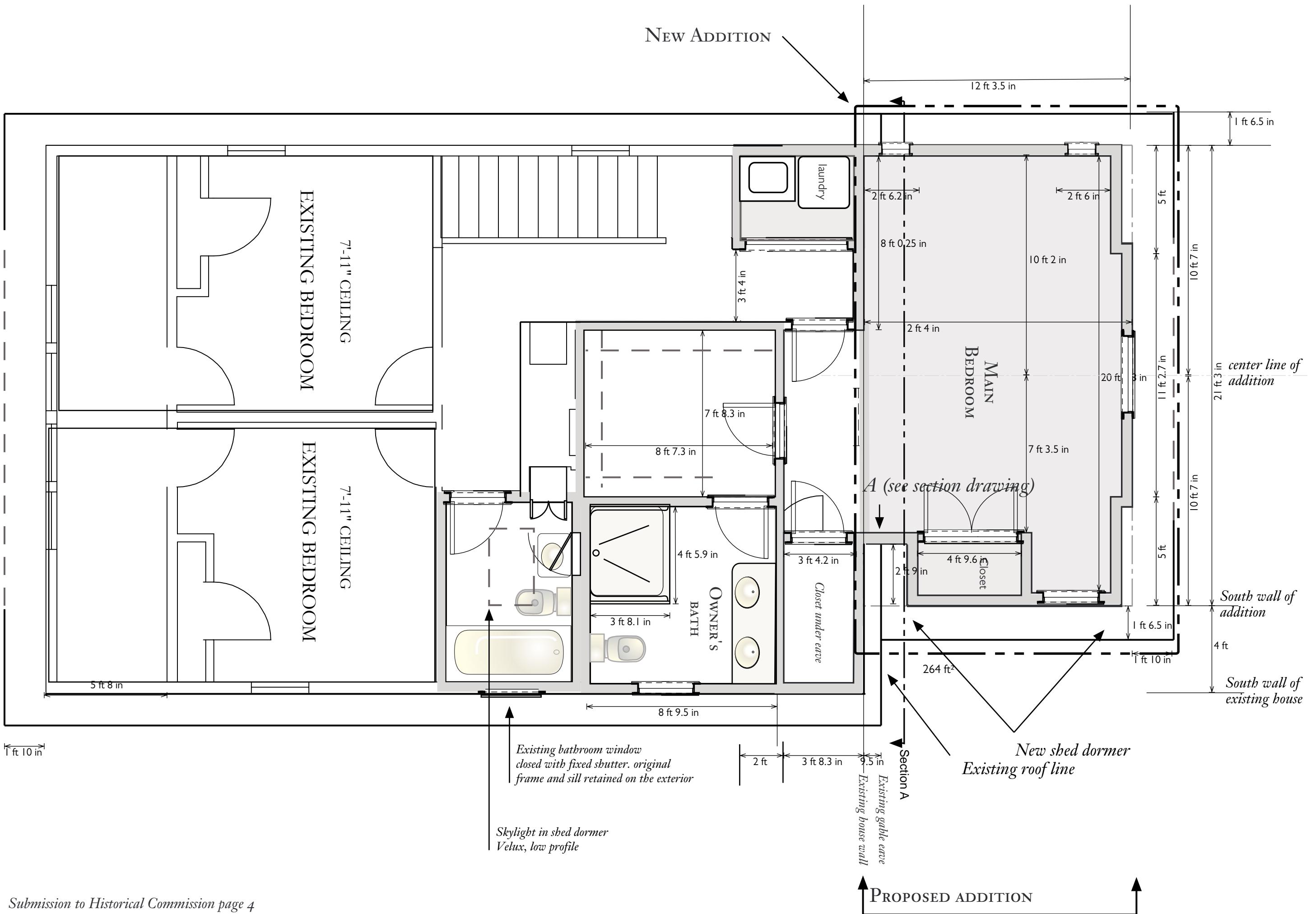
www.MJScanlon.com
National Council for Interior Design Qualification # 12167



Submission to Historical Commission page 3

109 CRESCENT Hill AVE.
ARLINGTON
First Floor
September 20, 2022

The studio of MICHAEL J SCANLON
Interior Design Space Planning Architectural Detailing
28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785
E-Mail mj@mjscanlon.com



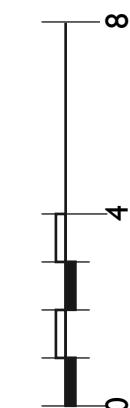
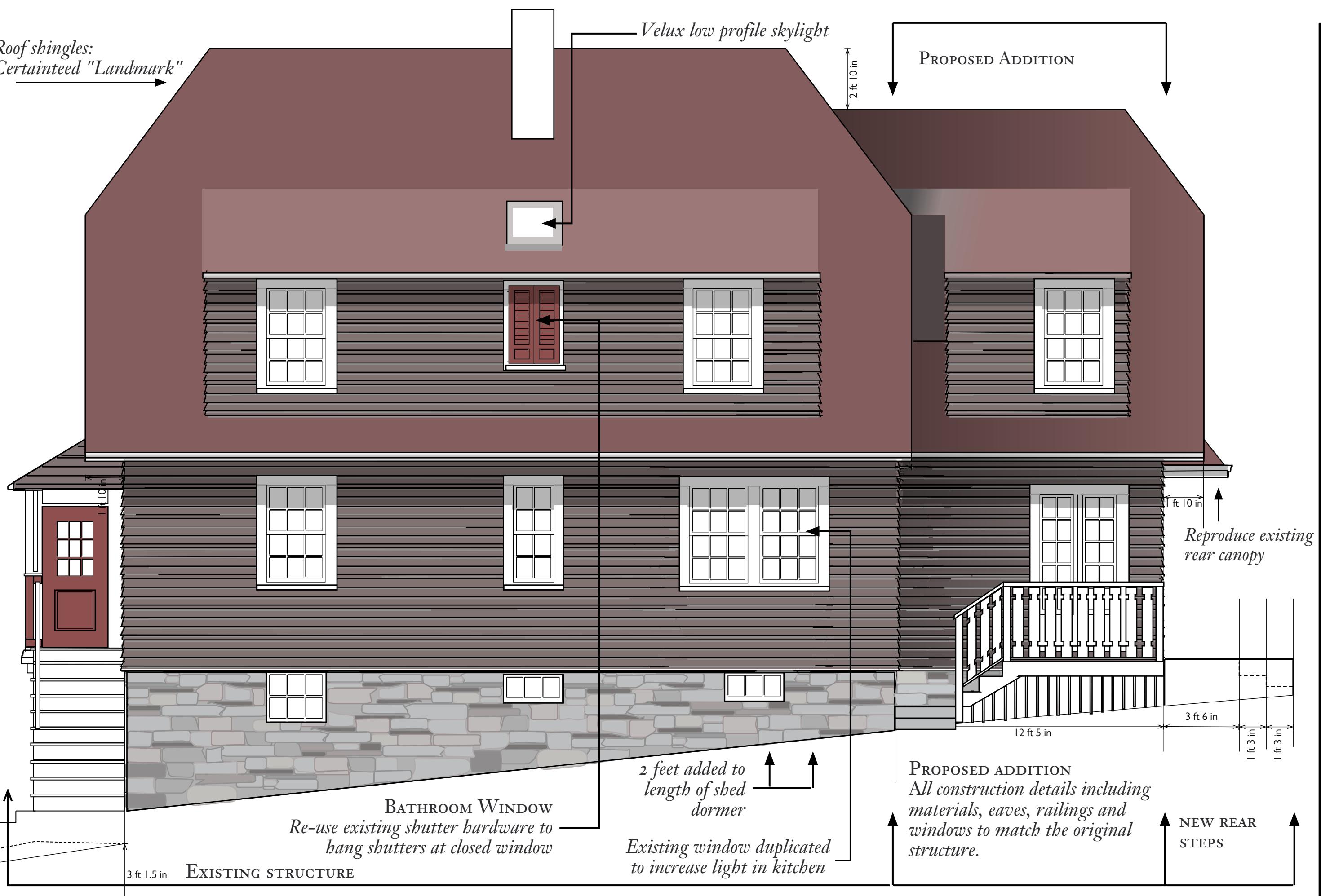
109 CRESCENT Hill Ave.
ARLINGTON
Second Floor
September 20, 2022

A graphic scale with markings at 0, 4, and 8. The scale is labeled "graphic scale one quarter inch equals one foot".

A vertical number line starting at 0 and ending at ∞ . It has tick marks at 0, 4, and ∞ . The interval between 0 and 4 is divided into four equal segments by the tick marks.

Michael J Scanlon
Interior Design Space Planning Architectural Detailing
28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785
E-Mail mjs@mjscanlon.com

Roof shingles:
Certainteed "Landmark"

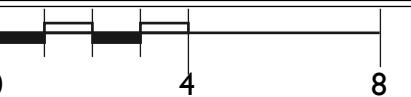




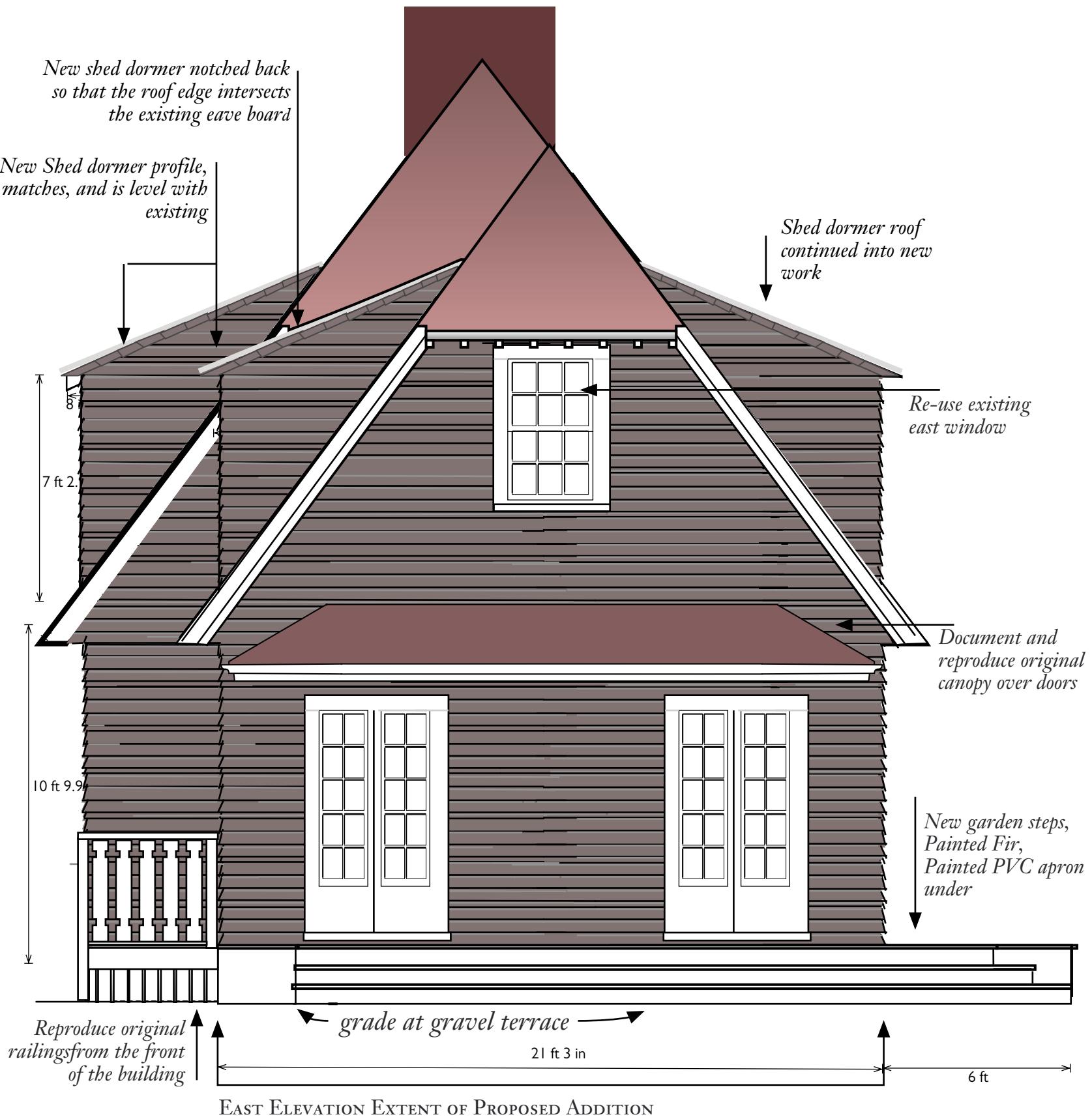
EAST ELEVATION
photograph of existing condition

109 CRESCENT HILL AVE. ARLINGTON
East Elevation,
Section at intersection of original and new roof
September 20, 2022

Submission to Historical Commission page 6



graphic scale one quarter inch equals one foot

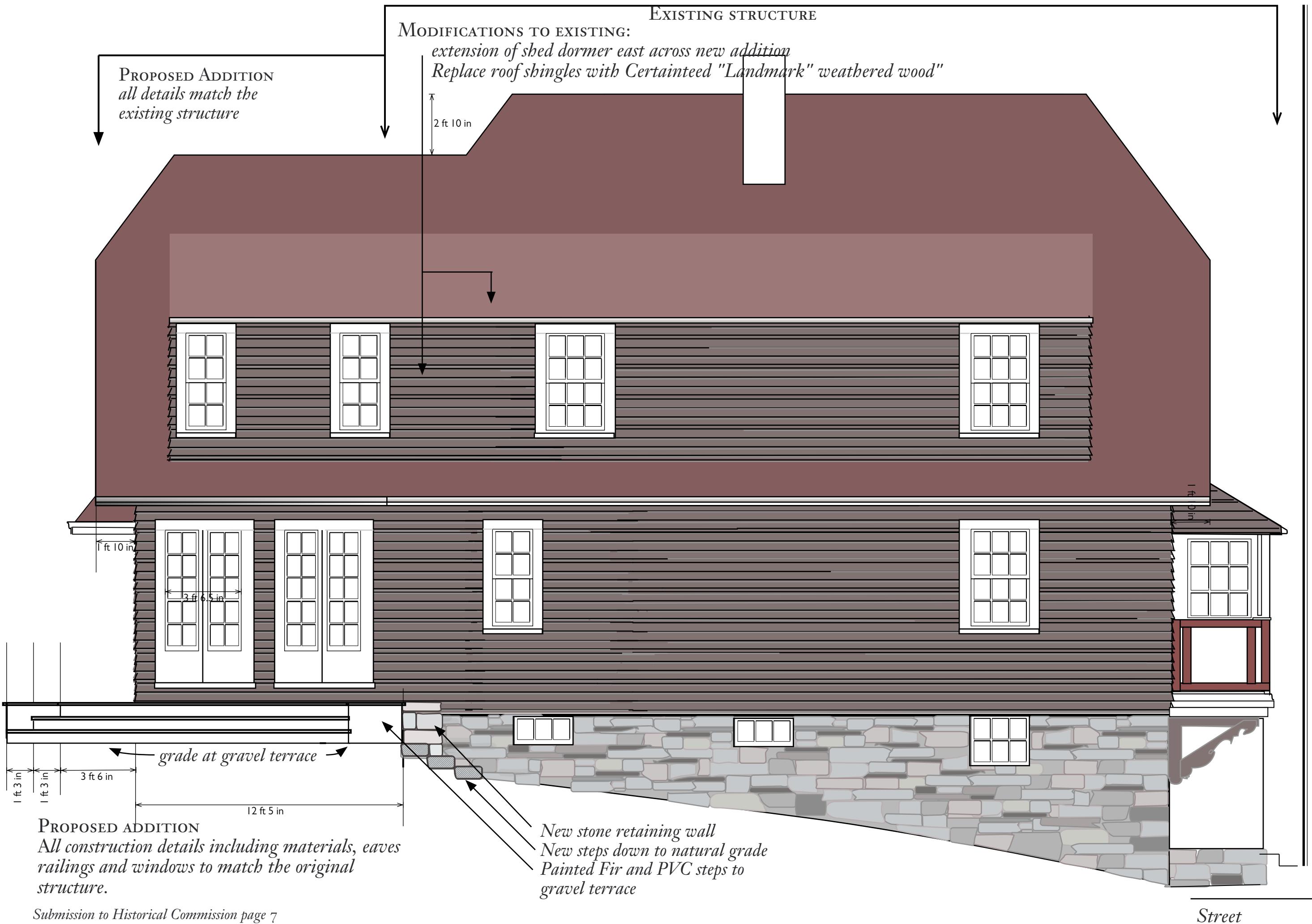


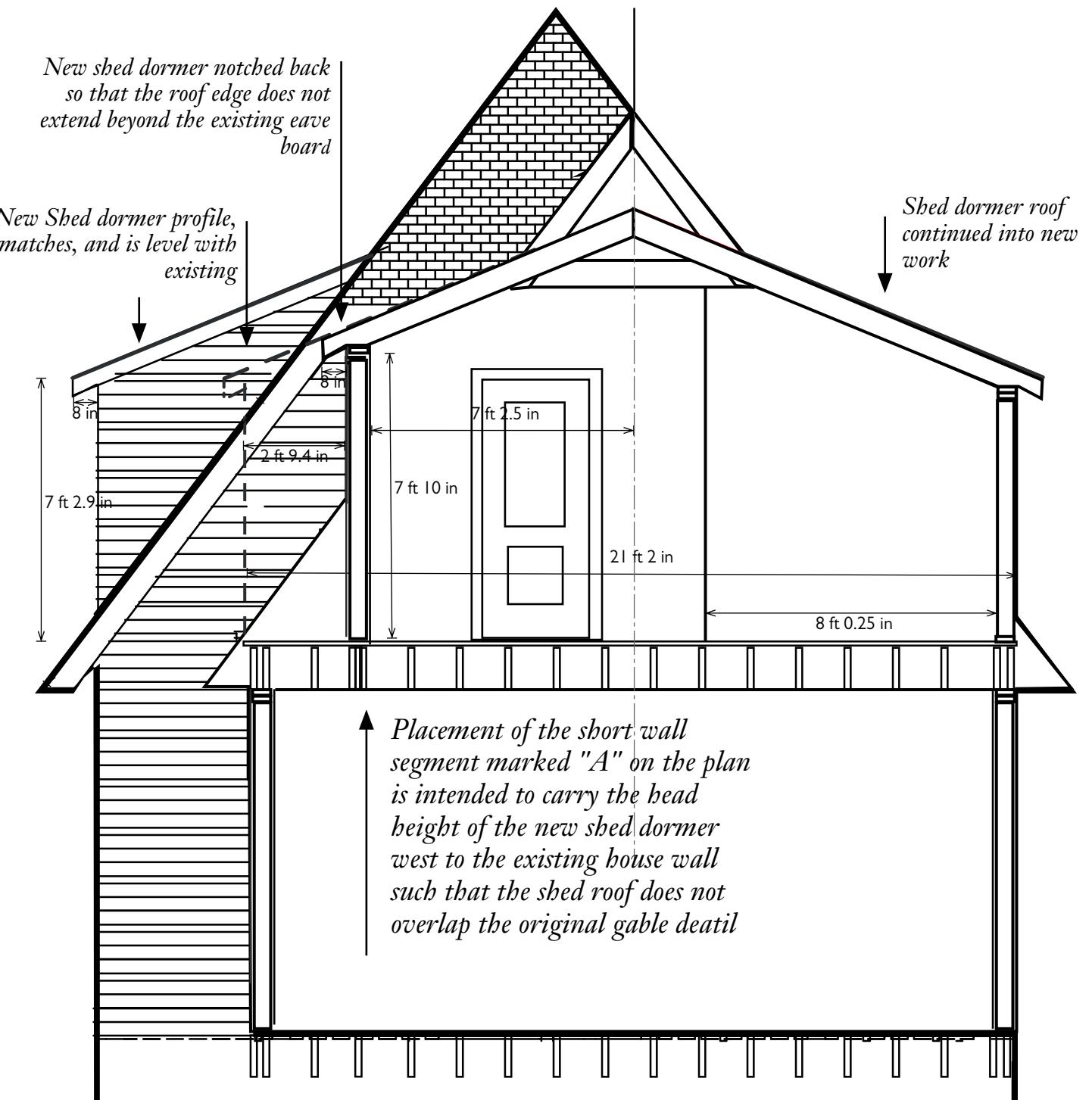
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Interior Design Space Planning Architectural Detailing
28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785
E-Mail mjs@mjscanlon.com
National Council for Interior Design Qualification # 12167

**109 CRESCENT HILL AVE.
ARLINGTON
North Elevation
September 20, 2022**

graphic scale one quarter inch equals one foot

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109 CRESCENT HILL AVE. ARLINGTON
East Elevation,
Section at intersection of original and new roof
Details

September 20, 2022

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graphic scale one quarter inch equals one foot

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National Council for Interior Design Qualification # 12167

US LANGUAGE: ENGLISH • FRANÇAIS • ESPAÑOL REGION: 02116 4 FIND A PRO WHERE TO BUY CONTACT US

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Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.

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Weathered wood.

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Beauty That's More Than Skin Deep

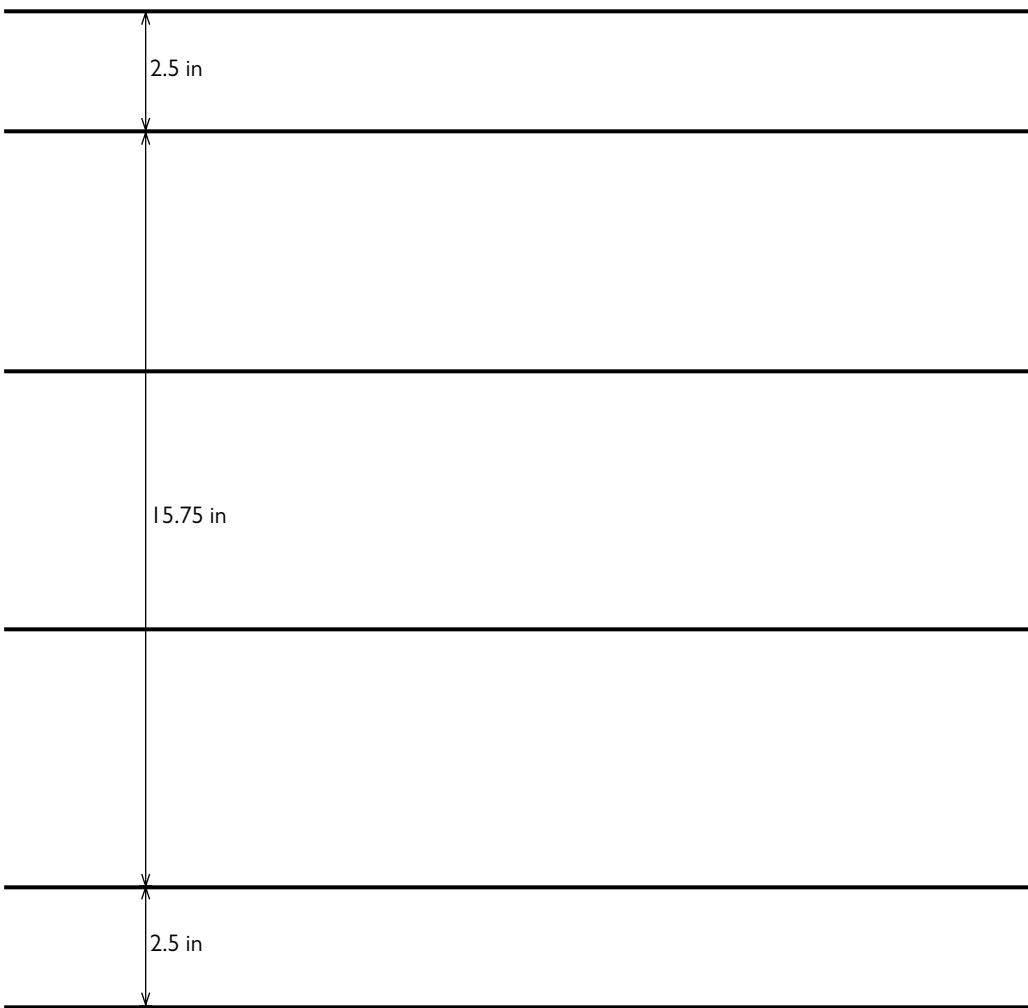
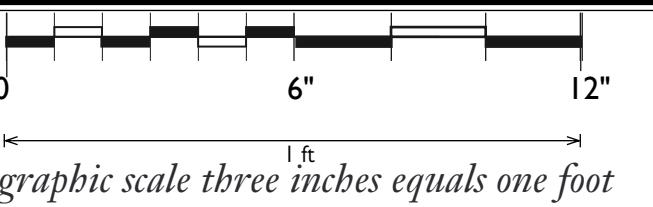
It's been at the core of our products for over 100 years. We use wood for strength and rigidity in our frames and sashes, beauty on our interiors and its overall thermal performance is hard to beat. Where Andersen leads the industry is the variety of ways that our wood is protected. Each wood product is clad to resist the elements and provide a low-maintenance exterior that never needs painting.

Explore Andersen products that feature wood below.

E-SERIES • A-SERIES • 400 SERIES • 200 SERIES

note: we are waiting confirmation from Manufacturer

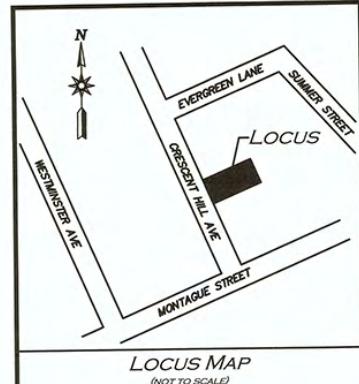
109 CRESCENT HILL AVE. ARLINGTON
East Elevation,
Section at intersection of original and new roof
Details
September 20, 2022
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Wood shingle siding

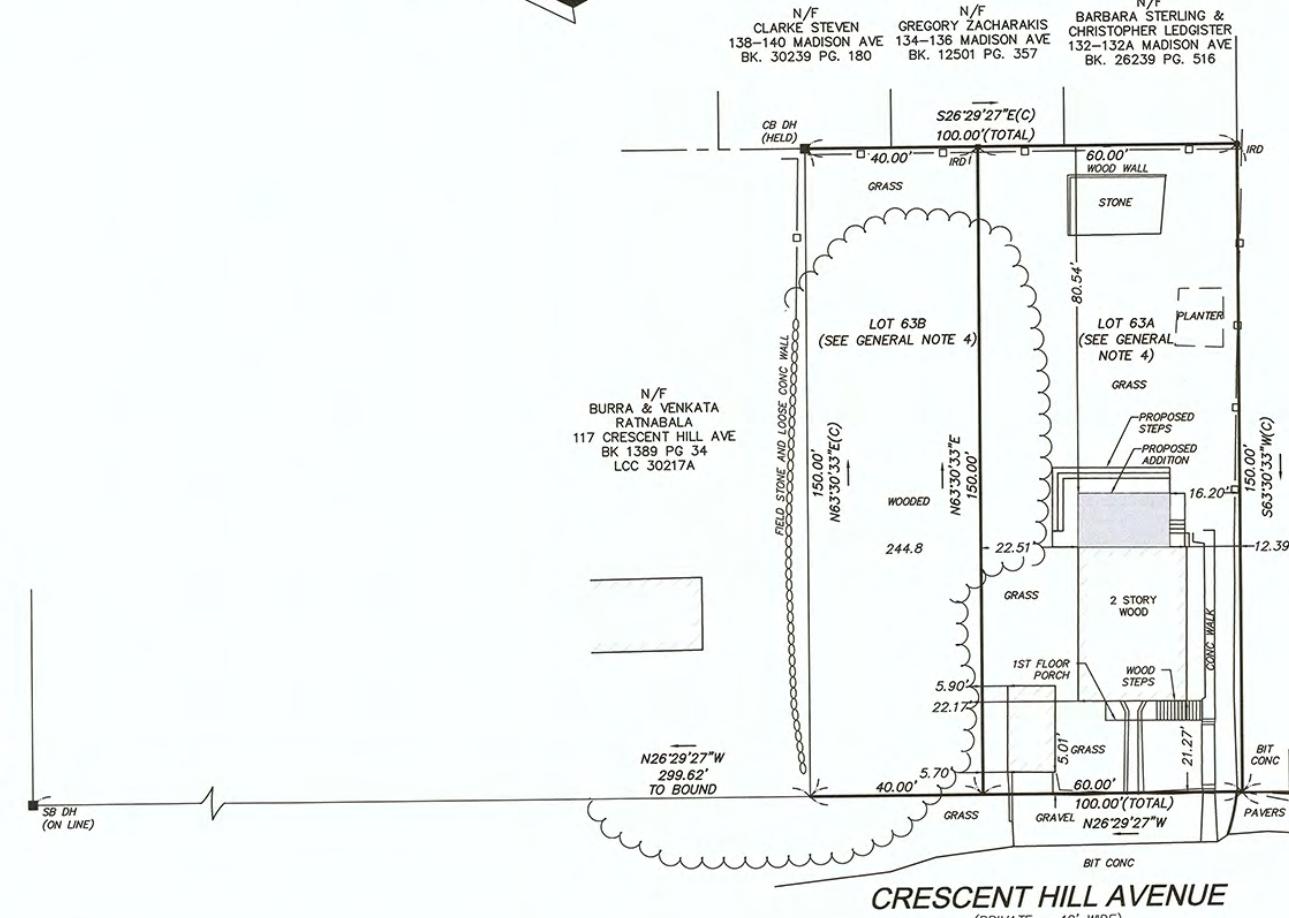
*Note to align courses in new work with the old
There seems to be some irregularity when measuring around the building
This measurement was made in the second floor front gable, some courses vary in height slightly.*

The studio of MICHAEL J SCANLON
Interior Design Space Planning Architectural Detailing
28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785
E-Mail mjs@mjscanlon.com
National Council for Interior Design Qualification # 12167



LOCUS MAP
(NOT TO SCALE)

EVERGREEN LANE



GENERAL NOTES

1. THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
2. HORIZONTAL DATUM IS BASED UPON NAD83(MASSACHUSETTS MAINLAND ZONE-USFT) AS DERIVED VIA REDUNDANT GNSS OBSERVATIONS PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
3. VERTICAL DATUM IS BASED UPON NAVD88(GEOD18) AS DERIVED VIA REDUNDANT GNSS OBSERVATIONS PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
4. THE LOT CONFIGURATION SHOWN HEREON WAS TAKEN FROM A PLAN PREPARED BY DESIGN CONSULTANTS, INC. DATED DECEMBER 8, 2005 TITLED "SUBDIVISION PLAN OF LAND 109 CRESSENT HILL AVENUE ARLINGTON, MA".

LOCUS TITLE INFORMATION

OWNER: ALEC J. GINGGEN
DEED REFERENCE: BK. 78821 PG. 282
PLAN REFERENCE: PLAN BK. 30 PLAN 1
ADDRESS: 109 CRESCENT AVENUE
ASSESSORS: MAP 86 BLOCK 1 LOT 16.

WE HEREBY CERTIFY

THE PROPERTY LINES SHOW ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE SUBDIVIDED OR NEW STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

THESE CERTIFICATIONS ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS FOR THE RECORDING OF PLANS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN. OWNERS OF ADJACENT PROPERTIES ARE SHOWN FROM CURRENT TOWN OF ARLINGTON ASSESSORS INFORMATION.

Karen J. Kiernan
9/29/2022
KIERNAN
NO. 40066
PROFESSIONAL LAND SURVEYOR FOR GM2 ASSOCIATES, INC.

SCALE: 1" = 20'
0 2.5 5 10 40 FEET
0 10 20 METERS

FOR REGISTRY USE ONLY

**PLOT PLAN
OF
LAND**

109 CRESCENT HILL
AVENUE
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

SEPTEMBER 28, 2022

SEE DETAIL A

1.	9/29/2022	STAIRS ADDED
REV. NO.	REV. DATE	REVISION

PREPARED FOR:

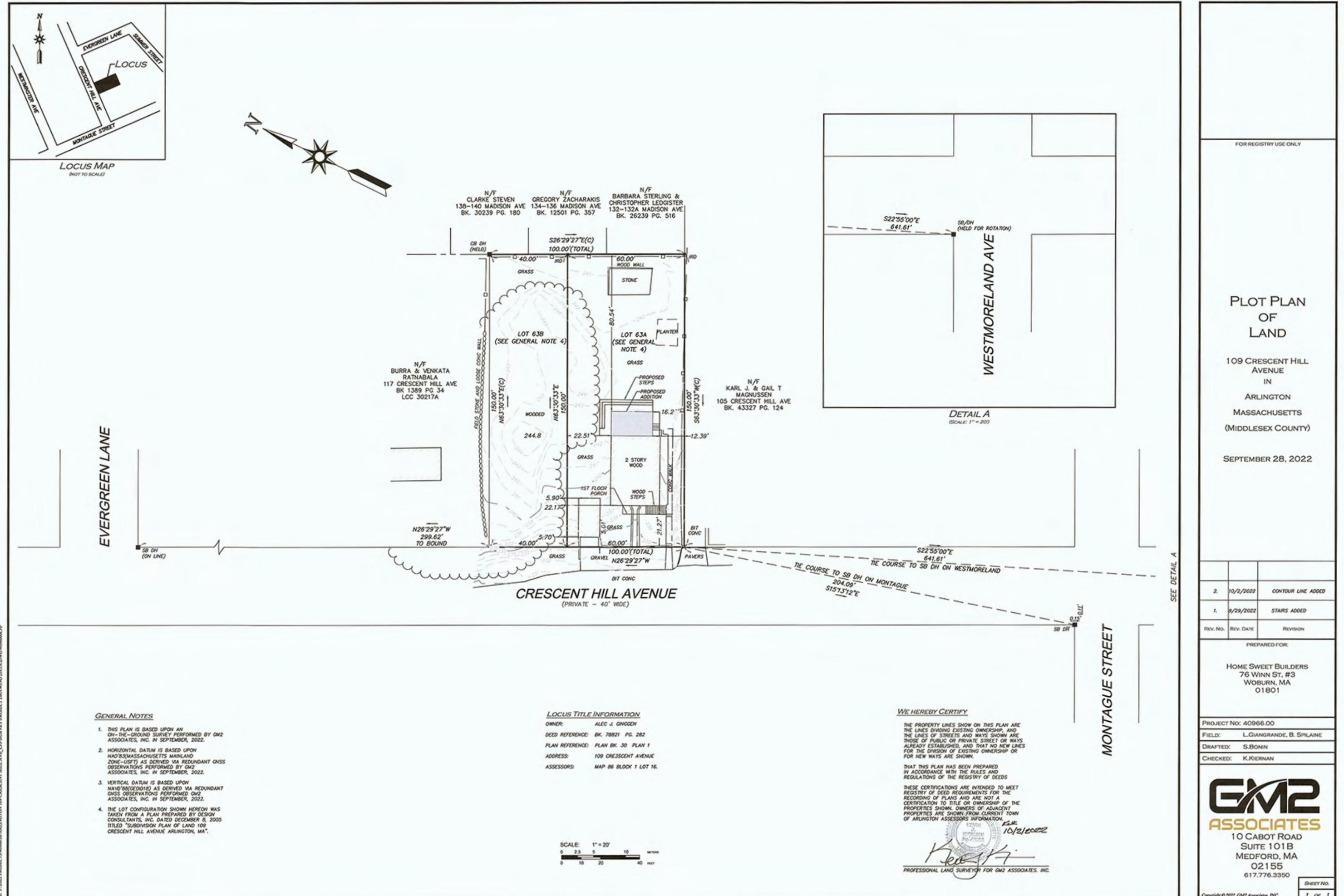
HOME SWEET BUILDERS
76 WINN ST. #3
WOBURN, MA
01801

PROJECT NO: 40966.00

FIELD: L.GIANGRANDE, B. SPILAINI
DRAFTED: S.BONIN
CHECKED: K.KIERNAN

**GM2
ASSOCIATES**
10 CABOT ROAD
SUITE 101B
MEDFORD, MA
02155
617.776.3350

Digitally reduced to 11" x 17" sheet: 1 inch equals 45 feet
← → 40 ft



Digitally reduced to 11" x 17" sheet 2: showing detail at 20 feet per inch

